GENERAL DATA TAX PARCEL, DEED REFERENCE: 11-021.00-042; 11-021.00-052 THRU -057 TOTAL EXISTING LOTS: 7 / PROPOSED LOTS: 0 2. EXISTING ZONING: BP (BUSINESS PARK) 3. BULK AREA RESTRICTIONS - BP - OFFICES, COMM. LODGING/RESTAURANTS STREET YARD SETBACK: SIDE YARD: REAR YARD: LOT AREA: 5 ACRES/2 ACRES (RESTAURANT) BUILDING HEIGHT: 50'/30' (RESTAURANT) PARKING SETBACK (STREET/OTHER): SITE USE: EXISTING - VACANT PROPOSED - OFFICE, HOTEL, BANK, RESTAURANT AND DAYCARE 4. DATUM: N.G.S. TOPOGRAPHIC INFORMATION WAS FIELD SURVEYED BY REYBOLD VENTURE GROUP, ON SITE BENCHMARK: EXISTING CONCRETE MONUMENT AT NORTHEAST CORNER OF SITE ELEVATION: 64.08 5. GROSS AREA: 17.25± ACRES 6. WATER SUPPLY: ARTESIAN WATER WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF 7. SANITARY SEWER: (GRAVITY) NEW CASTLE COUNTY (PRIVATE) SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO 30. ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT: = 13,088 GPD 130.883 SF X 0.1 GDP/SF 150 STUDENTS X 7.5 GPD/STUDENT = 1,125 GPD 36 EMPLOYEES X 12.5 GPD/EMPLOYEE 450 GPD X 0.1 GPD/SF = 600 GPD HOTEL: 125 ROOMS X 50 GPD/ROOM = 6,250 GPD 2,500 GPD PROPOSED SITE RESTAURANT 5,000 GPD 200 SEATS TOTAL: 29,013 GPD DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE. WATER RESOURCE PROTECTION: ACCORDING TO THE WATER RESOURCE PROTECTION AREA (WRPA) MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 1993, REVISED MARCH 2022, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A CLASS C WELLHEAD. 35. PRIOR PLAN APPROVALS: IN ACCORDANCE WITH THE DECISION LETTER, DATED JANUARY 6, 2023, THE DEPARTMENT RECOGNIZES THE PRECISE BOUNDARY DETERMINATION OF THE WRPA CLASS C WELLHEAD AREA IN ACCORDANCE WITH SECTION 40.10.164 AS REFLECTED ON THIS PLAN, BASED ON A STUDY PREPARED BY GEO—TECHNOLOGY ASSOCIATES, DATED PARCEL A HAS 192,252 SF OF WELLHEAD WRPA. THIS PROJECT HAS 38,450 SF, OR 20.0% OF IMPERVIOUS AREA WITHIN THE WELLHEAD AREA. AN ENVIRONMENTAL IMPACT ASSESSMENT MUST BE RECEIVED AND REVIEWED BY THE DEPARTMENT PRIOR TO ANY OF THE ADDITIONAL "POTENTIAL" PARKING BEING CONSTRUCTED. 10. THE PARCEL IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD, IN ACCORDANCE WITH FEMA MAPPING, PANEL 10003C0230L, DATED JANUARY 22, 2020. 11. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE. 12. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND INVESTIGATION REPORT PREPARED LANDMARK SCIENCE & ENGINEERING, DATED AUGUST 2020. 13. LAND DEVELOPMENT DATA: PREVIOUSLY APPROVED BUILDING AREA: 84,205± SF $1.93 \pm ACRES = 11.3\%$ PROPOSED BUILDING AREA: 3.097± SF $0.07 \pm ACRES = 0.1\%$ TOTAL BUILDING AREA: 87,302± SF $2.00 \pm ACRES = 11.4\%$ PREVIOUSLY APPROVED GROSS FLOOR AREA: 273,819± SF N/A ACRES = 11.3% PROPOSED GROSS FLOOR AREA: 0 SF N/A ACRES = N/AN/A ACRES = 11.3% TOTAL GRCSS FLOOR AREA: 273,819± SF $8.22 \pm ACRES = 47.7\%$ PREVIOUSLY APPROVED PAVED AREA: 358,034± SF PROPOSED PAVED AREA: 795± SF $0.02 \pm ACRES = 0.1\%$ $8.24 \pm ACRES = 47.8\%$ TOTAL PAVED AREA: 356,234± SF

PREVIOUSLY APPROVED OPEN AREA: 252,648± SF PROPOSED REDUCED OPEN AREA: -3,902± SF TOTAL OPEN AREA: 251,341± SF PROPOSED DEDICATED RIGHT-OF-WAY

PARKING REQUIRED: INDIVIDUAL USE

TOTAL STORM WATER MANAGEMENT AREA: 56,202± SF 14. PARKING DATA (PER SECTION 40:03.522, UDC)

TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'.

3.5 SPACES/1,000 SF X 131,468 SF = 461 SPACES 1.0 SPACES/1 ROOM X 125 ROOMS = 125 SPACES HOTEL: RESTAURANT: 8.0 SPACES/1,000 SF X 11,000 SF = (INCL. 5,000 SF IN HOTEL) 3.5 SPACES/1,000 SF X 10,000 SF = 35 SPACES DAYCARE: 3.0 SPACES/1,000 SF X 11,585 SF = RETAIL

 UNIFIED DEVELOPMENT CODE TABLE 40.22.616 Weekend Evening: 6:00 | Daytime: 6:00 | Evening: 6:00 | Midnight to 6:00 a.m. (%) 6:00 a.m. to lp.m. to a.m. to p.m. to 6:00 p.m. (%) | midnight. (%) | 6:00 p.m. (%) | midnight. (%) 461 (100) 46 (10) 46 (10) 23 (5) 23 (5) Office/Industrial 68 (100) 48 (70) 4 (5) 41 (60) 62 (90) 94 (75) 125 (100) 94 (75) | 125 (100) 94 (75) lotel/Motel/Inr 50 (50) 99 (100) 99 (100) 99 (100) 10 (10) 11 (30) 2 (5) 35 (100) 11 (30) 4 (10) chool (Davcare) 133 318 681 343

PARKING PROVIDED (SHARED USE): 692 SPACES (INCLUDES 20 H/C SPACES) PARKING POTENTIAL (INDIVIDUAL USE): 788 SPACES (INCLUDES 20 H/C SPACES) HANDICAP PARKING REQUIRED: 744 SPACES X 2% = 15 SPACES (20 PROVIDED)

BICYCLE PARKING REQUIRED: 1 BICYCLE SPACE/10 CAR SPACES, MAX 20 SPACES BICYCLE PARKING PROVIDED:

FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS. STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

FIRE HYDRANTS: ϕ FH - (1) EXISTING ♦ FH − (6) PROPOSED

- STANDPIPES SHALL BE PROVIDED IN ANY BUILDINGS HAVING SECOND FLOOR AREAS GREATER THAN 10,000 GROSS SQ. FEET. SEE DELAWARE STATE FIRE PREVENTION REGULATIONS PART II, CHAPTER 4.
- 18. A LOCK BOX CONTAINING KEYS FOR FIRE DEPARTMENT ACCESS SHALL BE PROVIDED FOR ANY OCCUPANCY THAT CONTAINS AN AUTOMATIC SPRINKLER SYSTEM. SEE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 1.
- 19. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.

- 20. A LANDSCAPE PLAN, PREPARED BY DESIGN, ETC. LAST DATED NOVEMBER 17, 2020, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- 21. SIDEWALKS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, SIDEWALKS SHALL BE 5' WIDE AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- 22. THERE ARE NO PRECAUTIONARY OR PROHIBITIVE STEEP SLOPES ON THIS SITE.
- 23. THIS PLAN SUPERSEDES, IN PART, THE RESUBDIVISION PLAN FOR PENCADER CORPORATE CENTER LOT 30 (PARCEL A), RECORDED ON 2/9/2021 ON INSTRUMENT NO. 20210209-0016736. AND THE THE SUBDIVISION PLAN FOR PENCADER CORPORATE CENTER LOT 30 (PARCEL A) RECORDED ON 4/28/2008 ON INSTRUMENT NO. 20080428-0028927, AND THE RECORD MINOR LAND DEVELOPMENT PLAN OF PENCADER CORPORATE CENTER LOT 30 (PARCEL A) DATED JUNE 1, 2006 AND RECORDED ON JUNE 11, 2007, IN THE OFFICE OF THE RECORDED OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE ON INSTRUMENT NO. 20070611-0051835, AND THE RECORD MAJOR SUBDIVISION PLAN FOR LOT 30 (PARCEL A) AT PENCADER CORPORATE CENTER, DATED 8/17/98 AND RECORDED ON 8/19/99 ON MICROFILM NO. 13981, AND THE RECORD MINOR LAND PLAN LOT 30 (PARCEL B) PENCADER CORPORATE CENTER DATED 8/17/98 AND RECORDED ON 8/19/99 ON MICROFILM NO. 13945 AND RECORD RESUBDIVISION PLAN FOR PENCADER CORPORATE CENTER LOT 30 (PARCEL A) DATED 12/7/22 AND RECORDED ON 1/25/23, ON INSTRUMENT NO. 20230125-0005573.
- 24. NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT TO ACCESS ALL PRIVATE ACCESSWAYS AND PARKING AREAS FOR THE PURPOSE OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER SYSTEM WITHIN THE SANITARY SEWER EASEMENTS.
- 25. THERE ARE NO WATERBODIES OR WATERCOURSES ON THIS SITE.
- 26. THIS PARCEL IS GOVERNED BY THE DECLARATION OF RESTRICTIONS CONTAINED IN DEED BOOK 508, PAGE 38, WHICH APPLIES TO ALL PARCELS WITHIN PENCADER CORPORATE CENTER.
- 27. MONUMENTS: ■ (1) — EXISTING ☐ (13) — PROPOSED

DEED BOOK 2681, PAGE 147.

- 28. A DECELERATION LANE WILL BE PROVIDED FOR THE CORPORATE BOULEVARD ENTRANCE IN ACCORDANCE WITH DELDOT STANDARDS.
- FOR CROSS-ACCESS AGREEMENT BETWEEN PARCELS A AND B SEE AGREEMENT DATED 6/30/99 AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS INAND FOR NEW CASTLE COUNTY, STATE OF DE, IN
- THE DEVELOPER WILL CONSTRUCT A BUS PAD AND SHELTER AT THE DIRECTION OF THE DELAWARE TRANSIT CORPORATION ALONG EITHER DELAWARE ROUTE 896 OR CORPORATE BOULEVARD.
- THE DEVELOPER WILL PROVIDE BICYCLE LOCKERS AT THE OFFICE/HOTEL COMPLEX. TOTAL BICYCLE PARKING SPACES: 20
- 32. THE DEVELOPER WILL PROVIDE (IF REQUESTED BY AN OFFICE TENANT), A SHOWER WITHIN THE TENANTS SPACE FOR THE USE OF THE TENANTS EMPLOYEES. THE DEVELOPER WILL PROVIDE TO DELDOT AND NEW CASTLE COUNTY WRITTEN CONFORMATION THAT THE OFFICE TENANT HAS BEEN INFORMED OF THE SHOWER OPTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE TENANTS OFFICE SPACE.
- 33. THIS PLAN IS SUBJECT TO THE INTERIOR FEE PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL. 34. THE WATER MANAGEMENT AGREEMENT FOR CONSTRUCTION WITHIN A WELLHEAD
- WRPA IS DATED 4/12/99 AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE IN DEED BOOK 2690, PAGE 138
- EXPLORATORY SKETCH PLAN APPROVAL: NOVEMBER 30, 2022
- 36. POSTAL ADDRESSES ARE ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES, 110, 120, 130-140 EVEN, 150, 160, 170 & 180 CORPORATE BOULEVARD, NEWARK, DE 19702
- 37. ACREAGE OF DISTURBANCE = 17.8± ACRES
- LIMIT OF DISTURBANCE SHALL BE FENCED PRIOR TO ANY LAND DISTURBING
- 38. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENTS AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON JANUARY 8, 2021, AT INSTRUMENT NO. 20210108-0003151.
- 39. VARIANCES:

 $5.80 \pm ACRES = 33.6\%$

 $-0.09 \pm ACRES = 0.1\%$ $5.71 \pm ACRES = 33.4\%$

 $0.13 \pm ACRES = 0.1\%$

 $1.30 \pm ACRES = 7.50\%$ 17.25 ACRES = 100%

- AREA VARIANCE FROM THE MAXIMUM FLOOR AREA RATIO OF 0.34 TO ALLOW A GROSS FLOOR AREA RATIO OF 0.38, VARIANCE APPLICATION NO. 06-0320-A WAS APPROVED ON MAY 25, 2006.
- 40. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUAN TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION FASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THE PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- 41. PURSUANT TO THE LIMITED USE STANDARD OUTLINED IN TABLE 40.03.210.C OF THE UDC, COMMERCIAL RETAIL AND SERVICE; MAX. 10% GFA WITHIN ANY PARK/DEVELOPMENT AND MAX. 10% GFA WITHIN ANY ONE PARCEL IN A BP DISTRICT. PROPOSED COMMERCIAL RETAIL AND SERVICE GFA = 17,585 SF (6.4%). COMMERCIAL LODGING; MAX. 10% OF GFA WITHIN THE PARK/DEVELOPMENT IN A BP DISTRICT. PROPOSED COMMERCIAL LODGING GFA = 71,979 SF (2.8%)

DELAWARE 42. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NONRESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF \$4,800.00 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST ISSUANCE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISTACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.

SROA PENCADÈR LLC

43. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY O EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.".

APPLICATION NO. 2022-0769(S)

RECORD PLAN MODIFICATION

LOT 30 (PARCEL A)

PENCADER CORPORATE CENTER

PENCADER HUNDRED - NEW CASTLE COUNTY

RECORD RESUBDIVISION PLAN - COVER SHEET RECORD RESUBDIVISION PLAN MANAGEMENT AREA 1.43± ACS. RECORD RESUBDIVISION PHASING PLAN T.P.# 11-021.00-05 N 11:34'06" E 54.45" S 782534 PROPOSED 40° PHINNE SETENCE ____ ----PROPOSED 5 STORY 120-ROOM LOT #3 PROPOSED -W 70234" HOTEL AND T.P. # 11-021.00-054 1 STORY - T.P.# 11-021.00-042 RESTAURANT AND RETAIL 9 PROPOSED 3 TE CWC TE ____ 1 STORY ----CONVENIENCE STORE (25) (25) good manager of the contract o

DELDOT RECORD PLAN GENERAL NOTES (LAST REVISED MARCH 21, 2019) 1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.

- 2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION
- 3. SHRUBBERY, PLANTINGS SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- 5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- 6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THE SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.

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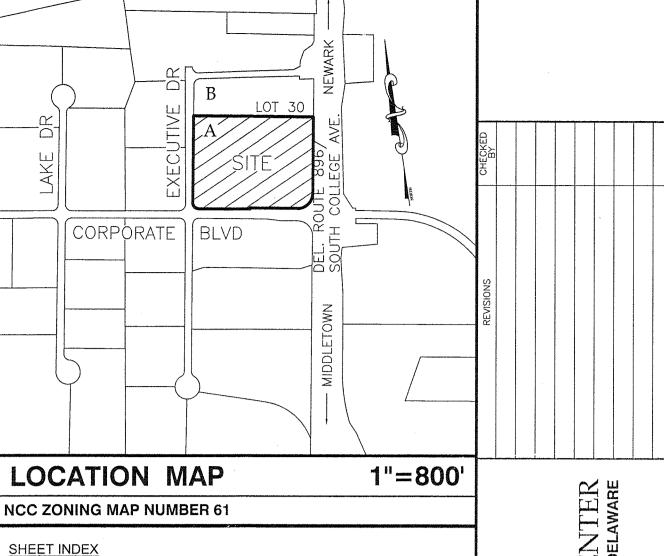
Michael E. Kozikowski New Castle Recorder

5/24/2023 11:32:30 AM owski T20230018847 rder MINOR SUB

- B. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH
- 8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

GRANTED

- 9. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL, NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE
- A. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION
- BASIN LOCATIONS.
- C. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7 HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING
- SATISFACTION OF THE DEPARTMENT.



CR-01

CR-02

CR-03

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED CONTOUR

PROPOSED PAVEMENT

EXISTING CURB

PROPOSED CURB

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING LIGHT POLE

EXISTING WATER VALVE

PROPOSED FIRE HYDRANT

CLASS 'C' WELLHEAD WRPA

PARKING COUNT PROVIDED

PARKING COUNT POTENTIAL

LIMITS OF DISTURBANCE

POSTAL ADDRESS

THE PURPOSE OF THIS RECORD PLAN MODIFICATION IS TO CORRECT THE TITLE SUBDIVISION LINE FOR LOT #6.

CERTIFICATION OF PLAN APPROVAL

CERTIFICATION OF OWNERSHIP

I, JEROME S. HEISLER JR., MANAGING MEMBER, HEREBY CERTIFY THAT REYBOLD

OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS

ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED

CERTIFICATION OF PLAN ACCURACY

VENTURE GROUP XXIV, LLC IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT

MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

DEVELOPMENT CODE.

SIGNATURE

FXISTING WATER

PROPOSED WATER

PROPOSED FENCE

EXISTING TREE LINE

EXISTING POND

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

EXISTING EDGE OF PAVEMENT

PROPERTY LINE

LEGEND:

+ 24.7

PROPOSED PERMANENT EASEMEN

0

NOT

I, TED C. WILLIAMS, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL

ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO

05-16-23

THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE. No. 8461 5/14/2003

